



ZONING BOARD OF APPEALS MEETING AGENDA

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Allen Kneale, Chair, and Glenn Clark, Vice Chair
Michael Bartnik, Kenneth Courtney
William Fisher, David Lambert, Thomas Strat
Bruce Bloomingdale and Orestis Kaltsounis (Alternates)

November 20, 2012

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – October 16, 2012
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. **VARIANCE REQUEST, JOSEPH MANIACI FOR MONDRIAN PROPERTIES, PROPOSED BEACHVIEW ESTATES SITE CONDOMINIUM, WEST SIDE OF BEACH ROAD, 1000 FEET SOUTH OF LONG LAKE ROAD** – For a proposed One-Family Cluster Option site condominium, in order to be eligible for a density bonus consideration, as determined by City Council, a variance from the requirement that 50 percent of the property shall be dedicated open space held in common ownership. The applicant proposes 41 percent of the property be dedicated open space held in common ownership.

ZONING ORDINANCE SECTION: 10.04 D (2)
5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT
8. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.